

CITY COUNCIL AGENDA REQUEST FORM

Today's date: 10 / 25 / 18

Date of meeting 11 / 07 / 18

(City Council meetings are held the 1st and 3rd Wednesday of each month.)

Name of Citizen, Organization, Elected Official, or Department Head making request:

Aaron Qualls

Address: 1123 Lake St, Sandpoint, ID 83864

Phone number and email address: 208-255-1738 / aqualls@sandpointidaho.gov

Authorized by: Aaron Qualls

name of City official

City official's signature

(Department Heads, City Council members, and the Mayor are City officials.)

Subject: Connie's Cafe Freestanding Sign - Historic Sign Status

Summary of what is being requested: Request to grant historic status to the Connie's Cafe Freestanding Sign

The following information **MUST** be completed before submitting your request to the City Clerk:

1. Would there be any financial impact to the city? ☐ Yes ☒ No

If yes, in what way? _____

2. Name(s) of any individual(s) or group(s) that will be directly affected by this action:

Owners of Connie's Cafe

Have they been contacted?

Yes or No

Yes

3. Is there a need for a general public information or public involvement plan? **Yes or No**

If yes, please specify and suggest a method to accomplish the plan: ☐ Yes ☒ No

4. Is an enforcement plan needed? **Yes or No**

☐ Yes ☒ No

Additional funds needed? **Yes or No**

☐ Yes ☒ No

5. Have all the affected departments been informed about this agenda item? **Yes or No**

☒ Yes ☐ No

This form must be submitted no later than 6 working days prior to the scheduled meeting. All pertinent paperwork to be distributed to City Council must be attached.

ITEMS WILL NOT BE AGENDIZED WITHOUT THIS FORM

**CITY OF SANDPOINT
AGENDA REPORT**

DATE: 10/25/18

TO: MAYOR AND CITY COUNCIL

FROM: Planning Staff

SUBJECT: Request by Connie's Café to give the Connie's Café Freestanding Sign historic status

DESCRIPTION/BACKGROUND: Connie's Café requested at the October 16th Historic Preservation Commission meeting that the freestanding Connie's Café Sign be given historic status. The Historic Preservation Commission recommended this request for approval to City Council.

This sign is located at the Southeast corner of Cedar St and 4th Avenue and is measured at 12' wide x 11' tall and its total height is 19'. Additionally, it is within the public right-of-way. The reason for this request is that this sign is currently nonconforming in size, location, and height. Currently, City Code states that freestanding signs can be no larger than 25 square feet, 10 feet in height, and must be on private property and be setback from the right-of-way the same amount of feet as its height. This sign meets none of these requirements. Currently, this sign is classified as a legal nonconforming sign (grandfathered) and may continue to remain so long as it isn't removed. The applicant wishes to restore it which necessitates removing it and taking it to a shop to repair/restore. If City Council grants the applicant's request, "historic signs are deemed in compliance with this chapter regardless of their size, material, colors or location." Attaining historic status would allow the applicant to freely remove and restore the sign.

The Historic Preservation Commission recommended approval after addressing the following criteria:

1. At least fifty years old or attached to a building which is on the national register of historic places.
2. On premises sign.
3. Unique in design and enhances the cultural, historical, nostalgic, or aesthetic quality of the city.
4. Structurally safe.

Criteria #1 was addressed by assessing photos taken in the 60s and before showing the sign in the same location. Criteria #2 was addressed by staff checking with Public Works to ensure there would be no issue if the sign remain in its current location (in the right-of-way at Cedar/4th). Additionally, the redesign of Cedar took into consideration the sign and the newly constructed bulb-out has created a space that is much easier to maneuver around the sign base. The commission felt that criteria #3 was met and that the sign is unique and enhances the cultural, historic, nostalgic, and aesthetic quality of the city. Criteria #4 has not been met but the applicant must meet this requirement during the sign permitting process by having an engineer give approval. Additionally, during the sign permitting process, staff will ensure that the redesign of the sign is historic and looks as close to the original design as possible.

Sandpoint City Code §8-5-16.C. states that "all requests for historic sign status shall be reviewed by the historic commission and the planning administrator, with their recommendation forwarded to city council for approval on consent calendar."

STAFF RECOMMENDATION: Following the recommendation by the Historic Preservation Commission and considering relevant portions of City Code and the Comprehensive Plan, approve the request for historic sign status by Connie's Café.

ACTION: Approve item on consent calendar.



Staff Report

To: Historic Preservation Commission
From: Planning Staff
Report: October 12, 2018
Meeting: October 16, 2018
Item: Request for Historic Sign Status for the Connie's Café Freestanding Sign

General Information

Applicant:	Connie's Café – Representative: Russ Rector
Requested Action:	Grant historic sign status to the Connie's Café Freestanding Sign
Purpose:	Grant legal status to the sign so that it may be removed and restored
Location:	SE Corner of Cedar St and 4 th Ave
Parcel Size:	N/A
Existing Zoning & Context Area:	Commercial A / Context Area 5
Surrounding Land Use and Zoning:	<u>North:</u> Hospital, Commercial A Zone <u>South:</u> Connie's Café/Park, Commercial A Zone <u>East:</u> Hotel, Commercial A Zone <u>West:</u> Hotel, Commercial A Zone
Included in Staff Report:	1. Staff Overview 2. Relevant Portions of the Comprehensive Plan 3. Relevant Portions of Sandpoint City Code 4. Motion for Proposed Decision Alternative
Attachments:	1. Application Materials & Pictures

WILL THERE BE ANY FINANCIAL IMPACT? No HAS THIS ITEM BEEN BUDGETED? N/A

ATTACHMENTS:

- Historic Preservation Commission Staff Report for 10/16/18 Meeting
- Historic Preservation Commission Minutes of 10/16/18

Staff Overview

The applicant is requesting that the Connie's Café Freestanding Sign (See Figure 1 & 2) on the Southeast Corner of 4th and Cedar be given historic status per Sandpoint City Code §8-5-16.C. This sign is measured at 12' wide x 11' tall and its total height is 19'. Additionally, it is within the public right-of-way.

The reason for this request is that this sign is currently nonconforming in size, location, and height. Currently, City Code states that freestanding signs can be no larger than 25 square feet, 10 feet in height, and must be on private property and be setback from the right-of-way the same amount of feet as its height. This sign meets none of these requirements. Currently, this sign is classified as a legal nonconforming sign (grandfathered) and may continue to remain so long as it isn't removed. The applicant wishes to restore it which necessitates removing it and taking it to a shop to repair/restore. If the Historic Commission and City Council grant the applicant's request, "historic signs are deemed in compliance with this chapter regardless of their size, material, colors or location." Attaining historic status would allow the applicant to freely remove and restore the sign.

The Historic Preservation Commission must determine if the sign meets the following criteria per City Code §8-5-16.C.:

1. At least fifty (50) years old or attached to a building which is on the national register of historic places.
2. On premises sign.
3. Unique in design and enhances the cultural, historical, nostalgic, or aesthetic quality of the city.
4. Structurally safe.

If the Commission is satisfied that each criteria is adequately addressed, the next step is to forward this application for approval to the City Council. Public Works staff has indicated that the fact the sign is off-premises and within the public right-of-way is not an issue moving forward. Additionally, the recent redesign of Cedar St was completed assuming this sign would remain. Planning Staff has informed the applicant the safety of the sign will be determined when the sign permit application is submitted which typically requires the review of engineer for freestanding signs.



Figure 1: Connie's Café Sign view from 4th Avenue looking Northeast (2016)



Figure 2: Connie's Café Sign view from 4th Avenue looking East (2018)



Connie's Cafe, sometime in the 1960s. Note the front of the cafe used to be beveled and didn't meet the streetcorner like the current cafe is. The front booths today are located in what used to be the sidewalk. Photo courtesy of the Bonner County History Museum.

Figure 3: Photo from the Sandpoint Reader article entitled *Let's be Frank about the Earl-y days: Part 2*, dated 7/1/15



Figure 4: Aerial view of sign location in relation to property lines marked in orange

Relevant Portions of the Comprehensive Plan

- Goal CD-1: Historic Town, Policy A: Ensure that all commercial, single and multi-family development respect the town's unique historic character, in architecture, density and in site planning.
- Goal CD-1: Historic Town, Policy C: Publicize the community's heritage through interpretive trails, historic plaques, art and other public displays.
- Goal CD-1: Historic Town, Policy D: Encourage civic efforts to celebrate the community's history and continue historic community events.
- Goal E-4: Downtown Revitalization, Policy G: Encourage preservation of historic buildings.
- Goal SA-1: Preservation, Policy D: Identify and recognize sites of historic significance to Sandpoint.

Relevant Portion of Sandpoint City Code

City Code §8-5-16.C: In certain cases nonconforming signs may be given a historic status. All requests for historic sign status shall be reviewed by the historic commission and the planning administrator, with their recommendation forwarded to city council for approval on consent calendar. The responsibility for review shall fall to the planning and zoning commission in the event there is no active historic commission appointed. Independent consideration of each request will be given, and the applicant shall address each of the criteria below:

1. At least fifty (50) years old or attached to a building which is on the national register of historic places.
2. On premises sign.
3. Unique in design and enhances the cultural, historical, nostalgic, or aesthetic quality of the city.
4. Structurally safe.

Once designated, historic signs are deemed in compliance with this chapter regardless of their size, material, colors or location. Decisions to grant historic status to a sign shall be made on a case by case basis, according to the criteria above. The granting of historic status for a sign shall not be considered as establishing a binding precedent to grant other historic status designations.

Motion for Decision

If Approving:

"I move that the Sandpoint Historic Preservation Commission, after consideration of the criteria and relevant standards of Sandpoint City Code, **RECOMMEND FOR APPROVAL TO CITY COUNCIL** the request by Connie's Café to give historic sign status to the freestanding Connie's Café sign located at the Southeast corner of 4th Avenue and Cedar Street."

If Denying:

"I move that the Sandpoint Historic Preservation Commission, after consideration of the criteria and relevant standards of Sandpoint City Code, **DENY** the request by Connie's Café to give historic sign status to the freestanding Connie's Café sign located at the Southeast corner of 4th Avenue and Cedar Street."

October 10,2018

Connies Cafe , a long standing eatery and meeting place. Has been a staple of downtown Sandpoint for generations. It is not going away anytime soon. The design and charater of the original 1955 Connies sign, at its Fourth Avenue and Cedar Street location. Is a Sandpoint landmark, and ought to remane to help adorn the new look of Cedar Street for years to come.

Russ Rector



16111 E. Indiana Ave., Suite 200
Spokane Valley, WA 99216

HA HOSPITALITY ASSOCIATES

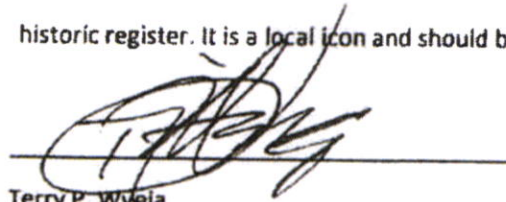
(509) 928-3236
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hotels@hospitalityassociates.com

MANAGEMENT and DEVELOPMENT of FINE HOTELS

October 12, 2018

Dear City of Sandpoint,

This letter is to serve as my approval to have our "Connie's Café" sign placed on the historic register. It is a local icon and should be preserved as part of Sandpoint's history.



Terry P. Wynia
Owner/President
Sandpoint Inn-Vestments
Hospitality Associates

ALASKA

- Anchorage - Airport
La Quinta Inn & Suites
- Fairbanks - Chena River
Best Western Plus
- Fairbanks - Airport
La Quinta Inn & Suites

IDAHO

- Coeur d'Alene
Quality Inn & Suites
- Meridian/Boise West
La Quinta Inn & Suites
- Sandpoint - Downtown
La Quinta Inn

MONTANA

- Bozeman
Comfort Suites
- Great Falls - Riverfront
La Quinta Inn & Suites
- Hamilton - Waterfront
Bitterroot River Inn
& Conference Center
- Kalispell - Glacier Park
La Quinta Inn & Suites
- Missoula - Creekside
La Quinta Inn

NEVADA

- Las Vegas - Airport South
La Quinta Inn & Suites
- Las Vegas/Henderson
Best Western Plus
- Las Vegas - Red Rock/Summerlin
La Quinta Suites

OREGON

- Astoria/Seaside
Comfort Suites
- Bend/Redmond
La Quinta Inn
- Eugene - Waterfront
La Quinta Inn & Suites
- Grants Pass
La Quinta Inn & Suites
- Newport/Lincoln City
La Quinta Inn & Suites

WASHINGTON

- Auburn
La Quinta Inn & Suites
- Gig Harbor
The Inn at Gig Harbor
- Kennecock
Comfort Suites
Coming Soon!
- Spokane - South Medical Center
Hampton Inn & Suites
Coming Soon!
- Spokane - North
La Quinta Inn & Suites
- Walla Walla - Downtown
Quality Inn & Suites
- Wenatchee/Leavenworth
La Quinta Inn & Suites

SANDPOINT HISTORIC PRESERVATION COMMISSION MEETING

October 16, 2018

12:00 p.m. at Tango Café, Sandpoint Center

414 Church Street, Sandpoint, ID

COMMISSION MEMBERS PRESENT: Cindy Peer, Heather Upton, Sue Graves, Steve Garvan

COUNCIL/COMMISSION MEMBERS ABSENT: Jacquie Albright, Carrie Logan, Linda Hutten, Councilman Bill Aitken

COUNCIL/STAFF MEMBERS PRESENT: Staff liaison Ryan Shea (minutes), Grants Administrator Sean Scoggin

APPROVAL OF MINUTES: Approval of minutes from September 18, 2018 motioned by Graves, seconded by Upton. *Motion passes unanimously.*

MATTERS FROM THE PUBLIC: None.

OLD BUSINESS:

Agenda Item B: Historic Booklet Discussion

Graves said that Cedar St. Bistro suggested charging for the booklets. The commission spoke about how they had previously decided to not charge for the booklets and instead focus on trying to get donations. They discussed putting out donation boxes. Peer said she would order donation boxes to try this idea out. The commission discussed collecting donations when giving tours and decided to work up some guidelines for these. The commission discussed what might be appropriate amounts for charging for tours and how to advertise. Garvan suggested \$150 for a group tour. Peer felt that there should be no price set but instead setting a minimum suggested donation. The Commission continued to discuss pricing details but came to no conclusion.

Agenda Item C: Historic Guidelines

Commission has decided to table this until next meeting. Fritz said the city should put more of a focus on Native American history. The commission suggested working in tandem with Arts Commission on this.

Agenda Item D: Request by Connie's Café for Historic Sign Designation

Shea presented the request by Connie's Café to give historic status to the freestanding sign on the Southeast corner of 4th Ave and Cedar St. Shea said the sign measures 12' wide, 11' tall, and the total height is 19'. The sign is also in the public right-of-way. The sign size and location are currently legal nonconforming (grandfathered) and by attaining historic status the applicant would be able to remove the sign, restore it, and put it back in the same location. Shea explained that the Commission must address four criteria for this request:

1. At least fifty years old or attached to a building which is on the national register of historic places.
2. On premises sign.
3. Unique in design and enhances the cultural, historical, nostalgic, or aesthetic quality of the city.
4. Structurally safe.

Shea showed pictures from the 1960s that displayed the sign. The Commission agreed that the sign was older than 50 years old. Shea next explained that the sign is not an on-premises sign but that Public Works does not have an issue with the sign remaining and that the redesign of Cedar St took it into consideration as well. Shea briefly explained criteria #3 and the Commission agreed that the sign was culturally and historically important to Sandpoint. Lastly, Shea said that to ensure the safety of the sign the applicant would be required to obtain an engineer's signature when permitting the sign. The commission discussed the request and felt that the request was appropriate and met the City Code requirements. Peer asked when the sign would be completed. Shea stated he did not know of a time frame but that the applicant had been discussing this project for approximately a year. Garvan asked if approved, if there is a time limit. Shea said there would be no expiration of an approval.

Garvan moved that the Sandpoint Historic Preservation Commission, after consideration of the criteria and relevant standards of Sandpoint City Code, **RECOMMEND FOR APPROVAL TO CITY COUNCIL** the request by Connie's Café to give historic sign status to the freestanding Connie's Café sign located at the Southeast corner of 4th Avenue and Cedar Street. Seconded by Graves. **Motion passes unanimously.**

Agenda Item E: FY19 Certified Local Government Grant

Shea and Scoggin told the commission about the upcoming CLG grant and told them about the types of projects that will be prioritized. Shea said that SHPO is prioritizing 4 different types of projects this grant cycle: projects highlighting women's history and contributions to the state, surveys and/or nominations, public education with a special focus on innovative approaches which go beyond tour brochures, and commission/staff training and capacity building. The commission discussed focusing on women's history of Bonner County. Shea asked if the Commission could try and have a project in mind by next meeting if they are going to apply for the grant this year. Garvan asked if Shea could check to see if the heritage conference would be something they could apply for, Shea said he would check with SHPO.

NEW BUSINESS: None.

OTHER MATTERS FROM STAFF/COMMISSION: Peer spoke about the sign post over Cedar St and what to include on this sign. Shea said the Public Works Director has asked for examples of what would be included on this and asked if the Commission could provide some.

Meeting adjourned at 1:11 pm.